



TO LET

High-Spec Office Suites

Maritime House, Harbour Walk Hartlepool Marina Teesside TS24 0UX

- Popular Waterfront Location
- Refurbished Suites & Communal Areas
- Marina and Sea Views
- Established Commercial Location
- Large Car Parking Allocation
- Suites from approx. 210 m² (2,260 sq ft) to 458.5 m² (4,935 sq ft)

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LOCATION

Hartlepool is a popular residential and commercial centre situated on the North East Coast, approximately 10 miles north of Middlesbrough and 35 miles south of Newcastle. Hartlepool is situated on the A689 Trunk Road which links with the A19 and A1(M), which in turn link into the nation's transport network beyond.

Maritime House overlooks Hartlepool Marina, an area which has seen significant redevelopment in recent years providing a vibrant mixture of retail, commercial and residential development.

Maritime House is prominently situated adjacent to the Marina with fantastic views over this waterside setting. There are a range of facilities available as part of the marina development and Hartlepool town centre is also nearby.

DESCRIPTION

This modern accommodation is of high specification providing flexible floor plates over 4 floors with the following specification:

- Double Height Refurbished Feature Reception
- LED Lighting
- Suspended Ceilings
- Passenger Lift
- Comfort Cooling Air Conditioning System
- Raised Access Flooring
- Kitchen Facilities
- Passenger Lift
- Extensive Allocated Car Parking

ACCOMMODATION

	Size
GF West	210 m ² (2,260 sq ft)
2 nd Flr East	210.5 m ² (2,265 sq ft)
2 nd Flr West	210 m ² (2,260 sq ft)
3 rd Flr West	210 m ² (2,260 sq ft)
3 rd Flr East	210.5 m ² (2,265 sq ft)
3 rd Flr Centre	38 m ² (408 sq ft)

TERMS

The premises are available To Let by way of a new effective full repairing and insuring lease for a term of years to be agreed with an asking headline rental of £10.50 per sq ft per annum plus vat.

RATING ASSESSMENT

We are advised that the rateable values are as follows:

GF West £23,000	2 nd Flr East £26,500	2 nd Flr West £23,000
3 rd Flr £49,000		

We recommend that interested parties make their own enquiries with the local rating authority to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

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